

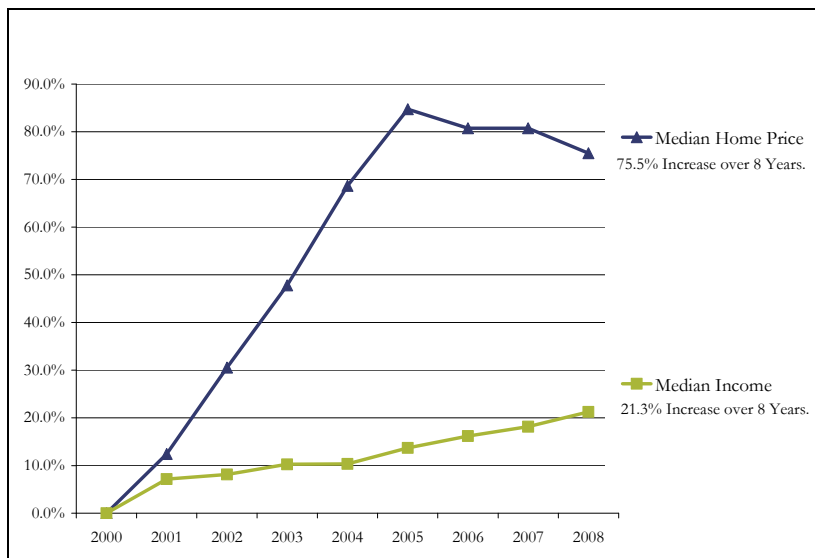
York County Homeownership Facts 2008

Homeownership Affordability Index

Area ¹	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
York County	2003	0.78	\$184,000	\$48,522	\$62,107	\$143,754	50,835 (63.3%)
	2004	0.70	\$210,000	\$48,561	\$69,644	\$146,429	57,097 (69.9%)
	2005	0.67	\$230,000	\$50,031	\$74,491	\$154,478	60,406 (73.2%)
	2006	0.71	\$225,000	\$51,121	\$71,986	\$159,786	58,278 (69.7%)
	2007	0.72	\$225,000	\$51,991	\$71,986	\$162,505	58,344 (68.9%)
	2008	0.76	\$218,500	\$53,366	\$69,906	\$166,801	55,016 (65.5%)
Biddeford	2008	0.56	\$208,900	\$40,699	\$72,418	\$117,402	7,101 (76.2%)
Sanford	2008	0.80	\$155,000	\$40,833	\$51,262	\$123,466	5,267 (59.8%)
Saco	2008	0.81	\$209,900	\$55,072	\$67,664	\$170,837	4,755 (62.0%)
York	2008	0.65	\$350,000	\$69,270	\$107,090	\$226,393	3,913 (70.1+%)
Kittery	2008	0.61	\$277,900	\$55,402	\$90,469	\$170,183	3,603 (76.2%)
Kennebunk	2008	0.70	\$279,950	\$62,944	\$89,566	\$196,739	3,252 (68.5%)
Old Orchard Beach	2008	0.76	\$180,000	\$44,286	\$58,508	\$136,245	3,054 (64.6%)
Wells	2008	0.70	\$260,000	\$55,450	\$79,376	\$181,628	3,066 (69.7%)
Buxton	2008	0.89	\$193,000	\$55,166	\$62,265	\$170,996	1,850 (57.4%)
Berwick	2008	0.80	\$213,000	\$53,930	\$67,804	\$169,416	1,841 (63.8%)
South Berwick	2008	0.89	\$240,000	\$68,356	\$76,828	\$213,536	1,573 (58.8%)
Eliot	2008	0.80	\$257,500	\$69,574	\$86,660	\$206,731	1,610 (62.6%)
Waterboro	2008	0.92	\$160,000	\$53,030	\$57,447	\$147,698	1,511 (55.1%)
Lebanon	2008	0.77	\$182,450	\$44,467	\$57,392	\$141,360	1,388 (65.6%)
North Berwick	2008	0.81	\$221,000	\$56,391	\$69,325	\$179,768	1,226 (65.2%)
Hollis	2008	0.91	\$204,000	\$58,598	\$64,502	\$185,327	1,013 (55.9%)
Lyman	2008	0.87	\$207,000	\$57,861	\$66,190	\$180,952	929 (58.9%)
Kennebunkport	2008	0.51	\$410,000	\$70,096	\$137,324	\$209,281	1,214 (67.3+%)
Limington	2008	0.94	\$180,000	\$51,801	\$54,856	\$169,974	731 (52.6%)
Arundel	2008	0.83	\$237,000	\$62,310	\$75,317	\$196,070	1,047 (63.8%)

The affordability index is the ratio of **Home Price Affordable at Median Income** to **Median Home Price**. An index of less than 1 means the area is generally unaffordable – i.e., a household earning area median income could not cover the payment on a median priced home (30 year mortgage, taxes and insurance) using no more than 28% of gross income.

Relative Increases in Income and Home Price⁴



Homeownership Demographics

Area ¹	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
York County	2003	58,538	9,164	5,221	4,378	2.43	52.0
	2004	59,579	9,483	5,140	4,628	2.44	51.4
	2005	60,314	9,514	5,356	4,505	2.42	52.3
	2006	61,218	9,610	5,350	4,540	2.41	52.6
	2007	62,139	9,741	5,402	4,615	2.40	53.1
	2008	61,594	9,654	5,334	4,556	2.39	53.5
Biddeford	2008	4,576	535	272	266	2.23	54.0
Sanford	2008	5,700	814	471	435	2.39	53.4
Saco	2008	5,162	702	468	350	2.37	52.2
York	2008	4,591	731	473	342	2.33	56.0
Kittery	2008	3,083	449	218	217	2.20	54.7
Kennebunk	2008	3,772	604	372	220	2.39	55.7
Old Orchard Beach	2008	2,656	434	204	191	1.97	54.0
Wells	2008	3,596	626	307	276	2.26	56.1
Buxton	2008	2,731	463	220	261	2.55	51.0
Berwick	2008	2,187	299	199	192	2.62	50.7
South Berwick	2008	2,095	350	194	107	2.70	50.8
Eliot	2008	2,107	344	203	185	2.48	53.7
Waterboro	2008	2,392	472	192	130	2.70	48.3
Lebanon	2008	1,855	295	185	200	2.68	51.6
North Berwick	2008	1,541	246	133	108	2.57	51.8
Hollis	2008	1,537	233	121	107	2.62	50.7
Lyman	2008	1,434	249	115	129	2.67	51.6
Kennebunkport	2008	1,518	239	168	101	2.24	58.0
Limington	2008	1,183	183	96	119	2.73	50.1
Arundel	2008	1,395	219	140	101	2.51	51.1

Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages ⁶	Units Built 2000-06	Units Built 1990-99	Units Built 1980-89	Units Built 1970-79	Units Built 1960-69	Units Built 1950-59	Units Built 1940-49	Units Built Before 1940
All Units	84,519	9,956	11,519	15,774	13,224	5,852	5,623	4,704	17,867
Owned	63,887	9,717	9,636	12,399	10,080	4,173	3,917	2,924	11,041
Rented	20,632	239	1,883	3,375	3,144	1,679	1,706	1,780	6,826

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁷
All Units	36,169
Owned	24,247
Rented	11,922

Supplemental Information

Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Alfred	2008	0.68	\$221,225	\$48,667	\$71,173	\$151,270	877 (72.9%)
Shapleigh	2008	0.86	\$189,900	\$50,455	\$58,552	\$163,640	614 (58.2%)
Acton	2008	0.69	\$210,000	\$44,821	\$64,950	\$144,919	680 (70.2%)
Limerick	2008	0.79	\$177,000	\$49,893	\$63,456	\$139,168	659 (63.1%)
Parsonsfield	2008	0.79	\$141,750	\$37,422	\$47,646	\$111,334	517 (65.1%)
Ogunquit	2008	0.40	\$485,000	\$59,054	\$146,162	\$195,955	597 (76.3+%)

Homeownership Demographics

Area	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
Alfred	2008	992	163	124	61	2.30	56.7
Shapleigh	2008	936	189	61	68	2.45	52.9
Acton	2008	866	156	71	76	2.41	54.3
Limerick	2008	865	125	104	64	2.53	51.2
Parsonsfield	2008	646	106	59	49	2.38	54.3
Ogunquit	2008	607	99	66	37	1.78	62.9

Endnotes

¹ Area information is provided for the top 20 municipalities worth of data. Municipalities are listed in descending order by population according to the 2000 Census.

More municipal data is provided on the Supplemental Information page.

² This data is derived from Maine Real Estate Information System ("MREIS") and MREIS reserves all rights including all proprietary rights in the data set forth herein and any use or publication of this data or any portion thereof without the express written consent of MREIS is prohibited. Any reproduction, sale or exchange of this data, in whole or in part, is likewise prohibited. All rights to the data remain the exclusive property of MREIS to the extent owned by MREIS.

³ Sources: Claritas 2002 thru 2007.

⁴ The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

⁵ Household Area Median Income (AMI).

⁶ Sources: U.S. Census 2000 and the MaineHousing New Construction Database.